

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		WOLLASTON AVE, ARLINGTON

## OWNERSHIP

Owner 1:	GOULART ANNE & CAMPELL PAUL			
Owner 2:	BOYD ADAM & CAMPBELL CATHERIN			
Owner 3:				
Street 1:	71 WOLLASTON AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	HAGG BARBARA E/CHRISTINE L -		
Owner 2:	-		
Street 1:	71 WOLLASTON AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1903, having primarily Wood Shingle Exterior and 2713 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.12316	Total SF/SM:	5365	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	406,664	Spl Credit	Total:	406,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5365.000	548,000	400	406,700	955,100
Total Card	0.123	548,000	400	406,700	955,100
Total Parcel	0.123	548,000	400	406,700	955,100
Source: Market Adj Cost	Total Value per SQ unit /Card:			352.02	/Parcel: 352.0

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	548,000	400	5,365.	406,700	955,100		Year end	12/23/2021
2021	104	FV	521,500	400	5,365.	406,700	928,600		Year End Roll	12/10/2020
2020	104	FV	521,200	400	5,365.	406,700	928,300	928,300	Year End Roll	12/18/2019
2019	104	FV	424,700	500	5,365.	406,700	831,900	831,900	Year End Roll	1/3/2019
2018	104	FV	418,200	0	5,365.	360,200	778,400	778,400	Year End Roll	12/20/2017
2017	104	FV	391,900	0	5,365.	302,100	694,000	694,000	Year End Roll	1/3/2017
2016	104	FV	391,900	0	5,365.	302,100	694,000	694,000	Year End	1/4/2016
2015	104	FV	326,100	0	5,365.	261,400	587,500	587,500	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

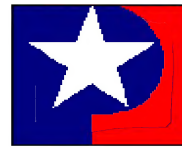
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Measured	372	PATRIOT
10/21/2008	Meas/Inspect	163	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	114637
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PRINT

Date	Time
12/30/21	16:54:25

**LAST REV**

Date	Time
10/02/18	13:28:15
mmcmakin	
13383	

